



QUICK&CLARKE

The Property Specialists

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2 Teesdale Croft, Beverley HU17 8EW
£229,950

- Amazing two bed house.
- Larger than many three bed properties.
- Approx. 840 square feet.
- Highly regarded local developer.
- Two extremely good sized double bedrooms.
- Beautifully appointed throughout.
- Underfloor heating to ground floor.
- Two allocated parking spots.
- Enclosed rear garden and seating.
- Council Tax Band: C; EPC Rating: B

An absolutely amazing two bedroomed house which, at approximately 840 square feet, offers much more extensive accommodation than many three bed properties. Teesdale Croft was built by the very highly regarded local developer Risby Homes Limited as part of their Shepherds Lane development and is an outstanding home offering very well proportioned accommodation having living room, breakfast kitchen and cloakroom at ground floor level whilst at first floor there are two very spacious double bedrooms as well as a lovely family shower room. The accommodation benefits from underfloor heating to the ground floor with traditional radiators at first floor level and stands on a lovely plot with two allocated parking spaces to the front and enclosed lawned garden with sett patio seating area to the rear.

This really is an outstanding home the presentation, quality and size of which could only be fully appreciated by undertaking a viewing.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With timber effect flooring and staircase to first floor.

LIVING ROOM

13'2" x 11'2" (4.01m x 3.40m)
Understairs storage cupboard. Timber effect flooring. PVCu sealed unit double glazed window and underfloor heating.

BREAKFAST KITCHEN

11'0" x 10'10" (3.35m x 3.30m)
A lovely light and spacious dining kitchen with base and eye level units having quartz effect work surfaces incorporating a four ring induction hob with electric oven below. Integrated freezer and integrated washer/dryer. Single drainer sink unit. PVCu sealed unit double glazed window. Timber effect flooring with underfloor heating. Door to outside along with built-in storage cupboard.

CLOAKROOM

Low level w.c. with wash hand basin and cupboards below. Timber effect flooring with underfloor heating. PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

Built-in cupboard housing gas fired central heating boiler and providing excellent storage facility.

BEDROOM 1 (front)

9'2" x 19'0" (2.79m x 5.79m)
An extremely well designed room offering sleeping and separate dressing area. PVCu sealed unit double glazed windows and radiator.

BEDROOM 2

19'0" x 9'0" (5.79m x 2.74m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

7'10" x 6'0" (2.39m x 1.83m)
Shower with glazed screen, vanitory wash basin and low level w.c. Tiled walls. PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property there are two allocated car parking spaces and pathway access to both sides of the house which lead to an enclosed garden which is particularly well proportioned offering an attractive sett seating area leading to a good sized lawned garden with flower beds.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

Underfloor heating to the ground floor.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

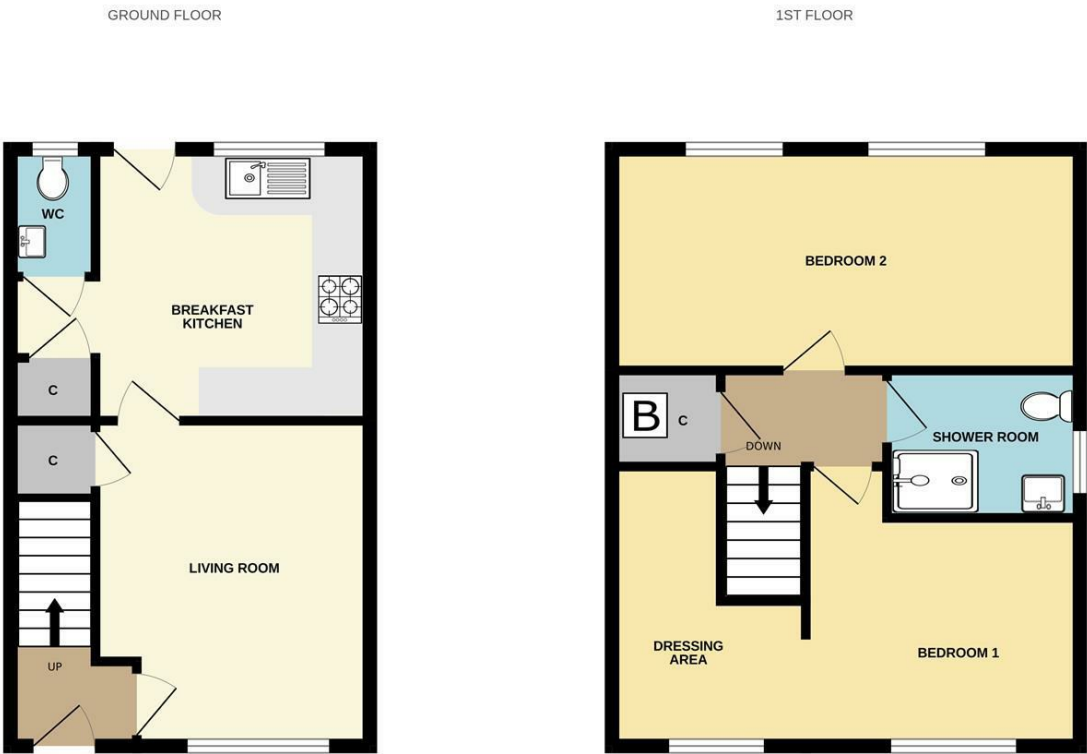
VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025